



Qualified Census Tract Certification

Development Name: _____

Tracking #: _____

1. General Instructions

- This Certification must be included with the Application (by Application Deadline, 5/15/09).
- The Owner/Developer completes this Certification.
- Any change in this form may result in a reduction of points under the scoring system. If you have any questions, please call Jim Chandler at VHDA (804) 343-5786.

2. Definition of Qualified Census Tract

Pursuant to §42(d)(5)(C)(ii) of the IRC, a qualified census tract is, "(I) Any census tract which is designated by the Secretary of Housing and Urban Development and, for the most recent year for which census data are available on household income in such tract, either in which 50% or more of the households have an income which is less than 60% of the area median gross income (AMGI) for such year or which has a poverty rate of at least 25%. If the Secretary of Housing and Urban Development determines that sufficient data for any period are not available to apply this clause on the basis of census tracts, such Secretary shall apply this clause for such period on the basis of enumeration districts. (II) The portion of a metropolitan statistical area (MSA) which may be designated shall not exceed an area having 20% of the population of such MSA. (III) Each MSA shall be treated as a separate area and all non-metropolitan areas in a State shall be treated as one area."

3. Census Tract #(s):

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- To determine the development's census tract, go to <http://map.sba.gov/hubzone/init.asp> and put in the development address or county. The census tract number will be revealed after pressing the "search" button. On a rare occasion, when a development spans more than one census tract, this website may show incomplete information. **IF** the subject development is across census tracts, please list each census tract by number and provide supporting documentation.
- Attach a map showing census tract boundaries and the development's location!

4. Legal Description

- Attach a copy of the development's legal description; the legal description should correspond to the site control document in the Application.



Revitalization Area Certification

Development Name: _____

Tracking #: _____

If you have any questions, please call Jim Chandler at VHDA (804) 343-5786.

1. General Instructions

- If the Owner/Applicant completes this Certification (see instructions under 2 below), it must be included with the Reservation Application (by Application Deadline, 5/15/09). However, if the Locality CEO is required to complete this Certification (see instructions under 2 below), it must be received by VHDA no later than 6/1/09.
- Owner/Applicants are strongly encouraged to submit the Certification Letter attached (if applicable-see instructions under 2 below) to the locality CEO **at least three weeks in advance** of the 6/1/09 deadline, to ensure adequate time for review and approval by the locality.
- The Certification Letter should be on the locality's letterhead (if applicable-see instructions under 2 below).
- Any change in this Certification may result in a reduction of points under the scoring system.
- Please note that a Comprehensive Plan does not qualify as certification of a revitalization area.

2. Revitalization Area

To qualify for revitalization area points:

- Owner/Applicant certifies that the development is located in a redevelopment project, conservation project or rehabilitation district, pursuant to Title 36, Chapter 1 of the Code of Virginia, which states that the area within a redevelopment project, conservation project, or rehabilitation district established by the city or county, shall be deemed a revitalization area without certification. Provide documentation from the locality of the type of developments that will be encouraged, the potential sources of funding, and services to be offered in the area

OR

- Evidence (submitted at Tab T of the Reservation Application) that the development is subject to a plan using Hope VI funds from HUD

OR

- Locality CEO certifies that the proposed development is located in an area that meets VHDA's definition of a Revitalization Area. If this option is chosen, the Owner/Applicant must have the Locality CEO complete the letter attached.

REVITALIZATION AREA CERTIFICATION

[DATE]

Jim Chandler
Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220

VHDA Tracking Number: _____
Development Name: _____
Development Jurisdiction: _____
Name of Owner/Applicant: _____

Dear Mr. Chandler:

I certify that the above-referenced development is located in a Revitalization Area in my jurisdiction. A "revitalization area" is any area that is (i) **either** (1) blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions- dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty otherwise inadequate design, quality or condition, **or** (2) the industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; **and** (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

I understand that this Certification will be used by the Virginia Housing Development Authority to determine whether the development qualifies for points available under VHDA's Qualified Allocation Plan.

[CEO Name]
[Title]



Surveyor's Certification of Proximity to Transportation

(This Form Must be Included With Application - TAB A)

(This Letter must be Submitted Under Surveyor's Corporate Letterhead - Any change in this form may result in a reduction of points under the scoring system.)

DATE:

TO: Virginia Housing Development Authority
601 South Belvidere Street
Richmond, VA 23220-6500

RE: 2009 Tax Credit Reservation Request

Name of Development: _____

Name of Owner: _____

Gentlemen:

This letter is submitted to you in support of the Owner's Application for Reservation of Low Income Housing Tax Credits under Section 42 of the Internal Revenue Code of 1986, as amended.

Based upon due investigation of the site and any other matters as it deemed necessary this firm certifies that: the main street boundary entrance to the property is within:

2,640 feet or 1/2 mile of the nearest access point to an existing commuter rail, light rail or subway station; **or**

1,320 feet or 1/4 mile of the nearest access point to an existing public bus stop.

The latitudes and longitudes in **decimal format** (ex: -77.452788 / 38.77987) are as follows:

	Latitude	Longitude
Main Street Boundary Entrance to Property		
Transportation Access		

Firm Name

By: _____

Its: _____

Title